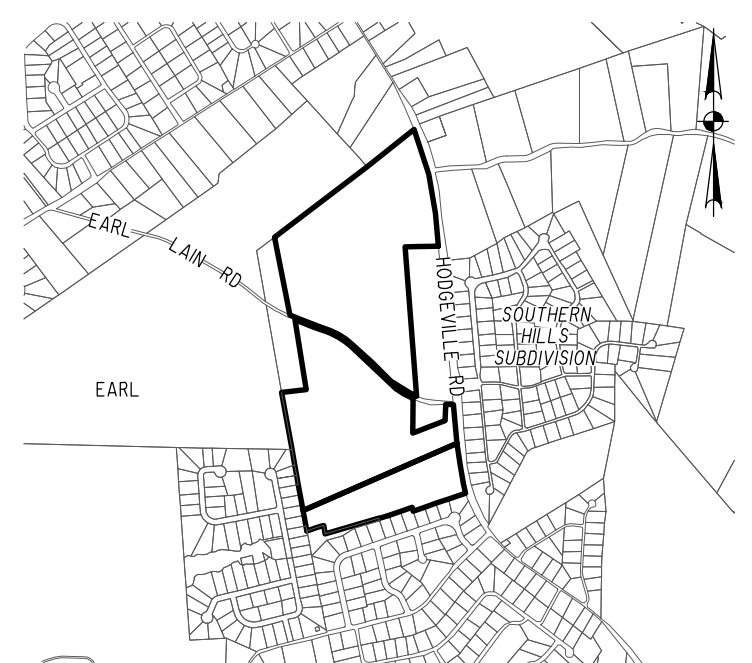
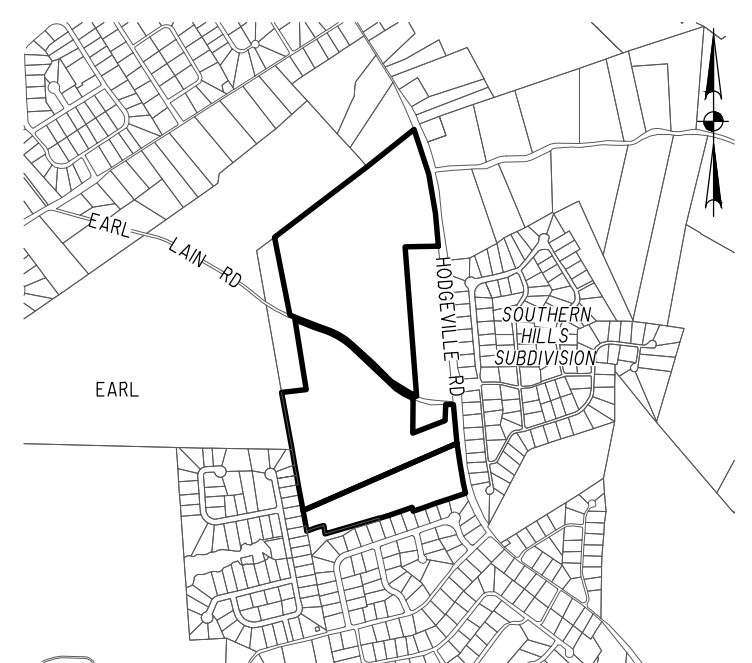
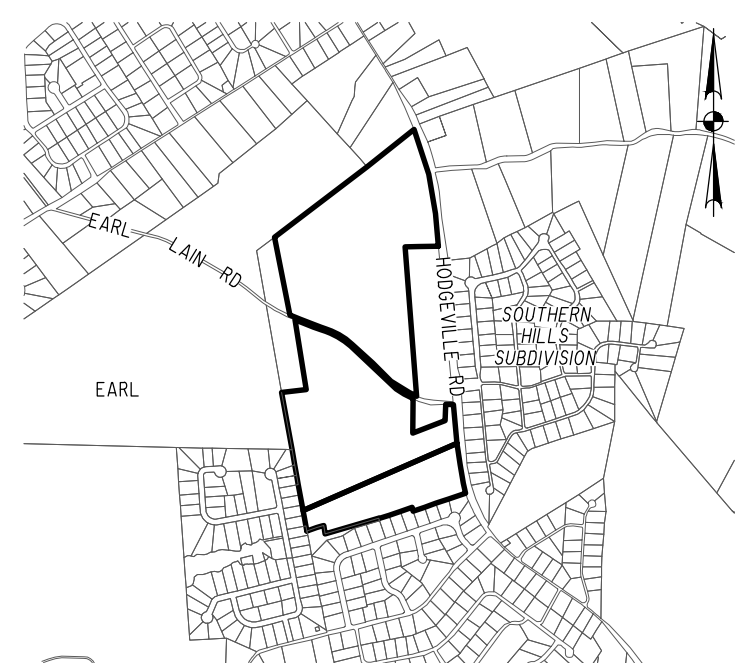
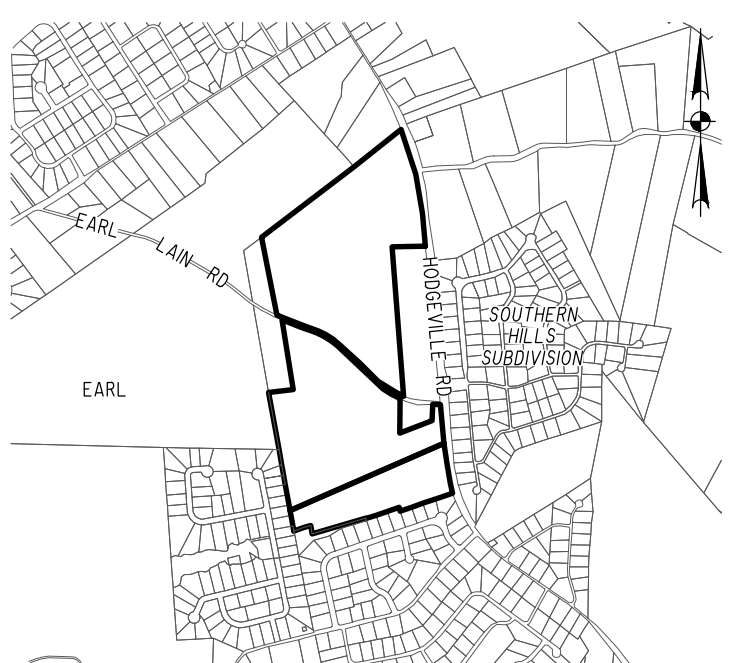


1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 5" TOTAL STATION
2. THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 348,530 FEET, AN ANGULAR ERROR OF 1" PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 59,669 OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO FIRM MAP NO. 15103C, PANELS 0366E, REVISED MARCH 16, 2015, THE BOUNDARIES OF THE SHOWN HERSON LEA WITHIN ZONE 4E ARE SHADED IN AREA OF 0.2% ANNUAL CHANCE FLOOD, AS AFFECTED BY THAT LOMR 24-04-3325P EFFECTIVE OCTOBER 2, 2025. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE OWNER'S RESPONSIBILITY TO INSURE CURRENT FEMA FLOOD INSURANCE RATE MAPS THE FEMA FLOOD INSURANCE MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN ON THE PLAT.





THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

LEGEND

-
- BENCHMARK
 ○ COMPUTED POINT (NO MONUMENT)
 ● IRON PIPE (FOUND)
 ● IRON PIPE (SET)
 ■ CONCRETE MONUMENT (FOUND)
 ● IRON REBAR (FOUND)
 ● IRON REBAR (SET)
- ADJOINER PROPERTY LINE
 --- SUBJECT PROPERTY LINE
 --- FLOOD ZONE LIMITS
 --- INTERIOR PARCEL/LOT LINE
 --- RIGHT OF WAY LINE
 --- UTILITIES EASEMENT
 --- BUILDING SETBACK
- FRESHWATER
 WETLAND
- DRAINAGE, ACCESS, &
 MAINTENANCE EASEMENT
- ACCESS AND
 DRAINAGE EASEMENT
- SANITARY SEWER
 EASEMENT

SHEET 5

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 S" TOTAL STATION
2. THE FIELD DATA USED UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 348,520 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 69,669 OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13103C, PANELS 0366E, REVISED MARCH 16, 2015, PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN ZONE X - SHADED (AN AREA OF 0.02 ANNUAL CHANCE FLOOD), AS AFFECTED BY THAT LOMR 24-04-3325P EFFECTIVE OCTOBER 2, 2023. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE OWNER'S RESPONSIBILITY TO REFERENCE CURRENT FEMA FLOOD ZONE MAPS AND STATE WATER RESOURCES DIVISION, WHERE APPROPRIATE, WHEN ANY CHANGES BETWEEN THE DATES OF THIS PLAT AND THE DATE OF DECEMBER 22, 2007, PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS (USACE).
8. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL. WETLANDS SHOWN HEREON TAKEN FROM THAT WETLAND IMPACT PERMIT NO. SAS-2000-13560, DATED DECEMBER 22, 2007, PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS (USACE).
9. STORMWATER DETENTION AREAS SHALL NOT BE MAINTAINED BY EFFINGHAM COUNTY, HOWEVER ACCESS AND MAINTENANCE RIGHTS ARE GRANTED TO THE COUNTY.
10. TAX MAP NUMBER: 0435002B00, 04360003, AND 04350021
11. PROPERTY OWNER: HIG WESTGATE LLC (PER TAX RECORDS)
12. TITLE REFERENCE: DEED BOOK 2938, PAGE 608
13. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
14. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OF ANY KIND, EITHER AS TO THE ACCURACY OF THE FIELD DATA OR THE COMPLETION OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
15. DRAINAGE EASEMENTS SHOWN HEREON TO REMAIN PUBLIC AND ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
16. TYPICAL BUILDING SETBACKS (UNLESS OTHERWISE NOTED):
FRONT: 20' SETBACK
SIDE: 7.5' SETBACK
REAR: 25' SETBACK
17. COMMON AREAS I-9 RESERVE TO THE OWNER, HIS SUCCESSORS, AND ASSIGNS ACCESS, MAINTENANCE, DRAINAGE, UTILITY, SIGNAGE, LANDSCAPING, AND IRRIGATION EASEMENTS.
18. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND LABELED "PUBLIC" ARE HEREBY DEDICATED TO EFFINGHAM COUNTY AS ARE ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND LABELED "PUBLIC". ALL EASEMENTS LABELED "PRIVATE" AND ALL COMMON AREAS DESCRIBED ABOVE OR SHOWN ON THE PLAT ALL SHALL REMAIN PUBLIC AND ARE NOT HEREBY DEDICATED AS PUBLIC, AND SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THOSE EASEMENTS NOT EXPRESSLY LABELED "PUBLIC" OR "PRIVATE" AND WHICH ARE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS PUBLIC BUT THE ALLOWANCE TO LATER DEDICATE OR MORE NARROWLY DEFINE/CONVEY THE SAME AS PUBLIC AND/OR FOR PUBLIC MAINTENANCE IS HEREBY RESERVED.
19. ALL ACCESS, DRAINAGE, AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE UNLATERALLY RELOCATABLE BY THE OWNER SIGNING THIS PLAT, FOR SO LONG AS SAID OWNER OWNS ANY REAL PROPERTY SHOWN ON THIS PLAT OR OTHERWISE WITHIN THIS OR ANY OTHER PHASE OF WEST GATE (THE "PHASED PROJECT"), IF SAID OWNER DETERMINES THAT SAID RELOCATION IS REASONABLY REQUIRED TO ACCOMPLISH OR TO PROTECT OR TO IMPROVE THE PHASED PROJECT OR ANY OF THE PHASES OF THE PHASED PROJECT; SAID RELOCATION TO BE ACCOMPLISHED WITH EITHER BY RECORDATION OF A SUBSEQUENT PLAT OR OTHER INSTRUMENT IN COUNTY REGISTRY. FURTHERMORE, AND WITHOUT LIMITING THE FOREGOING, DRAINAGE EASEMENTS SHOWN HEREON MAY BE RELOCATED AS PREVIOUSLY NOTED OR MAY BE PIPED AND/OR RELOCATED IN CONJUNCTION WITH ANY OTHER PHASE OF THE PHASED PROJECT ON THIS PLAT OR SUBSEQUENT PHASES OF PHASED PROJECT, ALL WITHOUT NEED FOR CONSENT OF ANY OTHER PERSON, PARTY OF ENTITY.

REFERENCES

1. SURVEY OF 15.91 ACRES BEING SUBDIVIDED INTO THREE TRACTS BEING KNOWN AS THE DOW BOYKIN ESTATE, PREPARED FOR PEGGY ANN MEADABA, BY GILLES LINDEN SURVEYING, DATED NOVEMBER 19, 2015, RECORDED IN PLAT BOOK D164, PAGE 8, EFFINGHAM COUNTY RECORDS.
2. RIGHT OF WAY DEED BY AND BETWEEN HILL WESTGATE, LLC AND BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA, DATED DECEMBER 2, 2025, RECORDED IN DEED BOOK 301, PAGE 82, EFFINGHAM COUNTY RECORDS.
3. RIGHT OF WAY DEED BY AND BETWEEN HILL WESTGATE, LLC AND BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA, DATED DECEMBER 2, 2025, RECORDED IN DEED BOOK 301, PAGE 91, EFFINGHAM COUNTY RECORDS.

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CH BEARING	C LATH	DELTA	
(E)C1	940.00	5.00	S 89°54'00" E	2.437	30°30'30"	
(E)C2	502.00	25.00	N 36°06'04" W	25.00	2°51'04"	
(E)C3	480.00	20.00	S 68°05'04" W	20.00	6°59'03"	
(E)C4	86.00	12.00	S 97°00'00" W	12.00	8°00'43"	
(E)C5	15.00	25.00	N 75°06'17" E	22.40	90°19'59"	
(E)C6	230.00	20.00	N 44°52'12" W	20.00	5°03'49"	
(E)C7	24.00	24.70	S 69°04'00" W	24.70	56°43'54"	
(E)C8	50.00	14.00	S 40°07'58" W	14.00	6°14'39"	
(E)C9	50.00	31.62	S 12°44'28" E	31.62	36°51'57"	
(E)C10	30.00	30.00	S 00°00'00" W	30.00	93°14'00"	
(E)C11	180.00	70.72	S 02°45'00" W	69.78	22°21'00"	
(E)C12	278.00	31.23	N 27°42'12" E	31.71	63°32'36"	
(E)C13	23.00	30.04	S 00°00'00" W	30.04	89°59'59"	
(E)C14	480.00	55.30	S 40°45'45" W	53.37	62°22'24"	
(E)C15	480.00	63.83	S 50°45'45" W	63.78	7°37'09"	
(E)C16	86.00	10.50	S 49°00'00" W	10.50	70°19'58"	
(E)C17	714.00	23.50	S 55°09'39" E	23.52	48°42'35"	
(E)C18	44.00	78.88	S 55°32'31" E	69.87	98°06'25"	
(E)C19	20.00	20.00	S 10°00'00" W	20.00	13°20'43"	

EASEMENT LINE TABLE				EASEMENT LINE TABLE			
LINE	BEARING	LENGTH	AREA	LINE	BEARING	LENGTH	AREA
EL1	S 68°05'45"E	42.43	2.39	EL1	S 68°05'45"E	42.43	2.39
EL2	S 43°07'00"W	27.64	3.03	EL2	S 43°07'00"W	27.64	3.03
EL3	N 68°05'45"E	23.01	1.00	EL3	N 68°05'45"E	23.01	1.00
EL4	N 03°09'00"E	16.82	0.14	EL4	N 03°09'00"E	16.82	0.14
EL5	S 33°02'45"W	22.01	0.77	EL5	S 33°02'45"W	22.01	0.77
EL6	S 33°02'45"W	22.01	0.77	EL6	S 33°02'45"W	22.01	0.77
EL7	S 55°05'05"E	38.04	2.68	EL7	S 55°05'05"E	38.04	2.68
EL8	S 3°57'34"W	25.03	0.20	EL8	S 3°57'34"W	25.03	0.20
EL9	N 55°05'05"E	38.04	2.68	EL9	N 55°05'05"E	38.04	2.68
EL10	N 5°57'34"E	25.03	0.20	EL10	N 5°57'34"E	25.03	0.20
EL11	N 36°05'45"E	8.28	0.09	EL11	N 36°05'45"E	8.28	0.09
EL12	N 44°05'45"E	6.69	0.04	EL12	N 44°05'45"E	6.69	0.04
EL13	S 36°05'45"E	6.69	0.04	EL13	S 36°05'45"E	6.69	0.04
EL14	N 6°05'45"E	22.54	0.27	EL14	N 6°05'45"E	22.54	0.27
EL15	S 68°05'45"E	42.43	2.39	EL15	S 68°05'45"E	42.43	2.39
EL16	S 68°05'45"E	5.87	0.03	EL16	S 68°05'45"E	5.87	0.03
EL17	S 68°05'45"E	5.87	0.03	EL17	S 68°05'45"E	5.87	0.03
EL18	S 68°05'45"E	5.87	0.03	EL18	S 68°05'45"E	5.87	0.03
EL19	S 68°05'45"E	5.87	0.03	EL19	S 68°05'45"E	5.87	0.03
EL20	S 68°05'45"E	5.87	0.03	EL20	S 68°05'45"E	5.87	0.03
EL21	S 68°05'45"E	5.87	0.03	EL21	S 68°05'45"E	5.87	0.03
EL22	S 68°05'45"E	5.87	0.03	EL22	S 68°05'45"E	5.87	0.03
EL23	S 68°05'45"E	5.87	0.03	EL23	S 68°05'45"E	5.87	0.03
EL24	S 68°05'45"E	5.87	0.03	EL24	S 68°05'45"E	5.87	0.03
EL25	S 68°05'45"E	5.87	0.03	EL25	S 68°05'45"E	5.87	0.03
EL26	S 68°05'45"E	5.87	0.03	EL26	S 68°05'45"E	5.87	0.03
EL27	S 68°05'45"E	5.87	0.03	EL27	S 68°05'45"E	5.87	0.03
EL28	S 68°05'45"E	5.87	0.03	EL28	S 68°05'45"E	5.87	0.03
EL29	S 68°05'45"E	5.87	0.03	EL29	S 68°05'45"E	5.87	0.03
EL30	S 68°05'45"E	5.87	0.03	EL30	S 68°05'45"E	5.87	0.03
EL31	S 68°05'45"E	5.87	0.03	EL31	S 68°05'45"E	5.87	0.03
EL32	S 68°05'45"E	5.87	0.03	EL32	S 68°05'45"E	5.87	0.03
EL33	S 68°05'45"E	5.87	0.03	EL33	S 68°05'45"E	5.87	0.03
EL34	S 68°05'45"E	5.87	0.03	EL34	S 68°05'45"E	5.87	0.03
EL35	S 68°05'45"E	5.87	0.03	EL35	S 68°05'45"E	5.87	0.03
EL36	S 68°05'45"E	5.87	0.03	EL36	S 68°05'45"E	5.87	0.03
EL37	S 68°05'45"E	5.87	0.03	EL37	S 68°05'45"E	5.87	0.03
EL38	S 68°05'45"E	5.87	0.03	EL38	S 68°05'45"E	5.87	0.03
EL39	S 68°05'45"E	5.87	0.03	EL39	S 68°05'45"E	5.87	0.03
EL40	S 68°05'45"E	5.87	0.03	EL40	S 68°05'45"E	5.87	0.03
EL41	S 68°05'45"E	5.87	0.03	EL41	S 68°05'45"E	5.87	0.03

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
LINE 74	S 63°55'22" W	32.39
LINE 75	N 03°59'45" E	43.53
LINE 76	S 03°59'45" E	43.53
LINE 77	N 86°04'15" E	30.00
LINE 78	S 03°55'45" E	213.08
LINE 79	S 45°58'19" E	61.42
LINE 80	S 26°58'23" W	36.62
LINE 81	N 63°01'37" W	103.25
LINE 82	N 56°19'13" E	27.06
LINE 83	N 35°57'34" E	37.40
LINE 84	S 35°57'34" E	37.40
LINE 85	N 34°29'20" E	79.42
LINE 86	N 33°02'46" E	16.76
LINE 87	N 44°32'35" E	35.91
LINE 88	S 45°58'19" E	75.80
LINE 89	S 33°34'11" W	19.78

VICINITY MAP

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CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

NAME
HIC WESTGATE, LLC
(AS AGENT)

DATE: _____

CERTIFICATE OF APPROVAL
FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS 'A MAJOR SUBDIVISION OF WEST GATE, PHASE 1A' HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

EFFINGHAM COUNTY BOARD OF COMMISSIONERS

CHAIRMAN

DATE _____

CLERK

DATE _____

CERTIFICATE OF ACCURACY

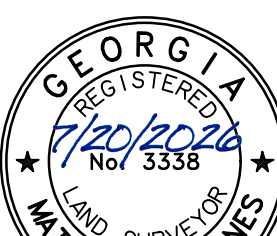
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.


MATTHEW D. JONES
GA PLS #3338

7/30/2026

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON SUCH AS TO THE QUALITY OF THE SURVEY OR THE ACCURACY OF THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE CODES AND RULES OF THE BOARD OF LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@tandh.com

MAJOR SUBDIVISION

WEST GATE PHASE 1A

9TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA

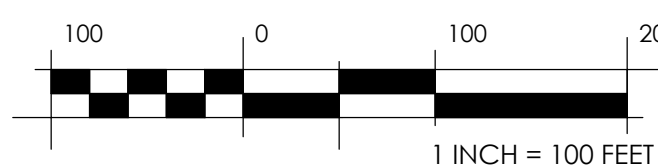
prepared for
HIC WESTGATE, LLC

No.	Revision	By	Date



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

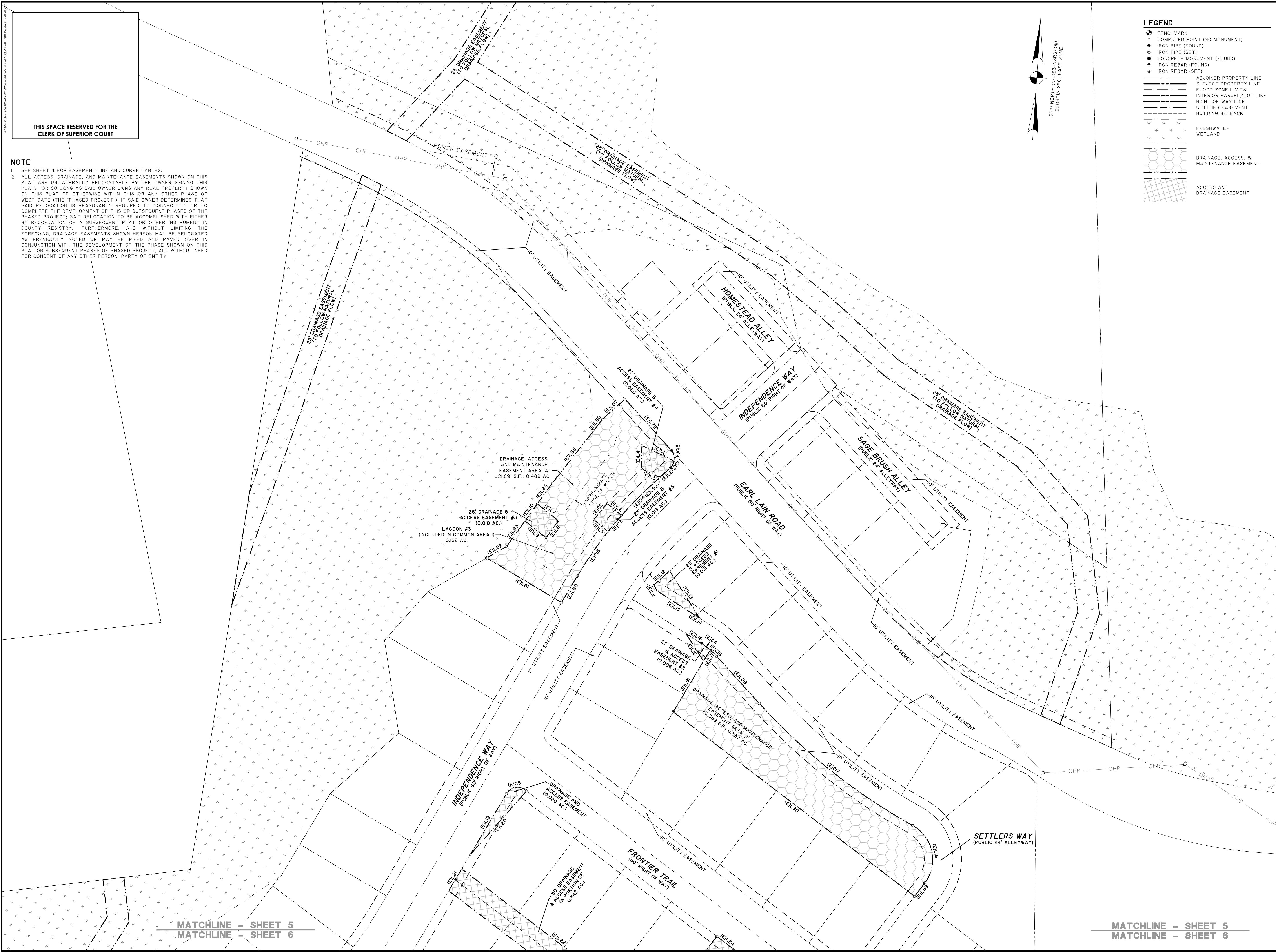
www.thomasandhutton.com



plat	drawn	reviewed	field	crew
07/09/2026	MDJ	MDJ	07/09/2026	TB

job 30019.0010

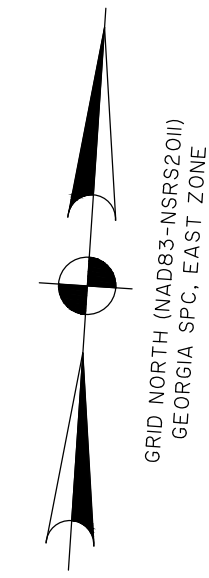
SHEET 4 OF 4



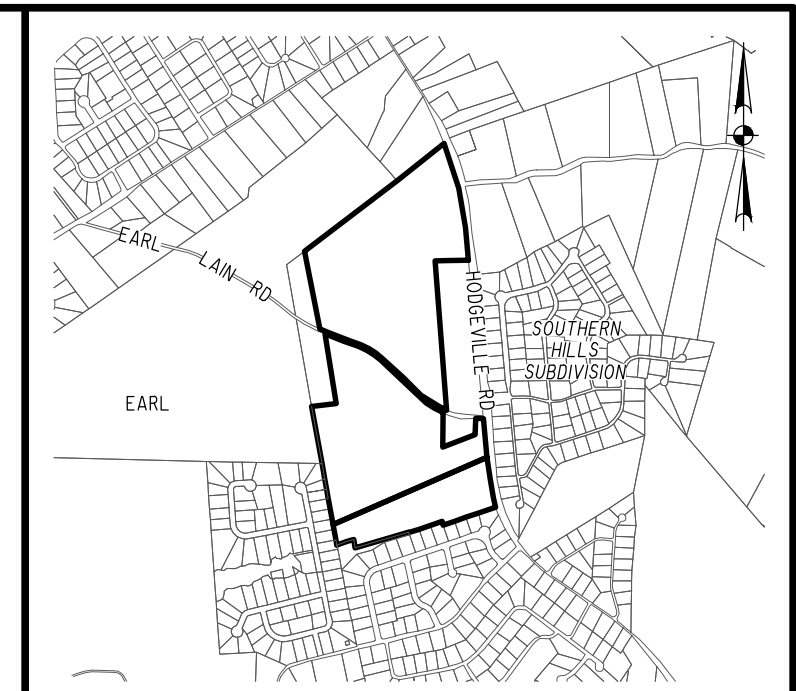
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTE

- SEE SHEET 4 FOR EASEMENT LINE AND CURVE TABLES.
- ALL ACCESS, DRAINAGE, AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE UNILATERALLY RELOCATABLE BY THE OWNER SIGNING THIS PLAT, FOR SO LONG AS SAID OWNER OWNS ANY REAL PROPERTY SHOWN ON THIS PLAT OR OTHERWISE WITHIN THIS OR ANY OTHER PHASE OF WEST GATE (THE "PHASED PROJECT"). IF SAID OWNER DETERMINES THAT SAID RELOCATION IS REASONABLY REQUIRED TO CONNECT TO OR TO COMPLETE THE DEVELOPMENT OF THIS OR SUBSEQUENT PHASES OF THE PHASED PROJECT, SAID RELOCATION TO BE ACCOMPLISHED WITH EITHER BY RECORDATION OF A SUBSEQUENT PLAT OR OTHER INSTRUMENT IN COUNTY REGISTRY. FURTHERMORE, AND WITHOUT LIMITING THE FOREGOING, DRAINAGE EASEMENTS SHOWN HEREON MAY BE RELOCATED AS PREVIOUSLY NOTED OR MAY BE PIPED AND PAVED OVER IN CONJUNCTION WITH THE DEVELOPMENT OF THE PHASE SHOWN ON THIS PLAT OR SUBSEQUENT PHASES OF PHASED PROJECT, ALL WITHOUT NEED FOR CONSENT OF ANY OTHER PERSON, PARTY OF ENTITY.



- LEGEND**
- BENCHMARK
 - COMPUTED POINT (NO MONUMENT)
 - IRON PIPE (FOUND)
 - IRON PIPE (SET)
 - CONCRETE MONUMENT (FOUND)
 - IRON REBAR (FOUND)
 - IRON REBAR (SET)
 - ADJOINER PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - FLOOD ZONE LIMITS
 - INTERIOR PARCEL/LOT LINE
 - RIGHT OF WAY LINE
 - UTILITIES EASEMENT
 - BUILDING SETBACK
 - FRESHWATER WETLAND
 - DRAINAGE, ACCESS, & MAINTENANCE EASEMENT
 - ACCESS AND DRAINAGE EASEMENT



VICINITY MAP not to scale

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CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

NAME: HIC WESTGATE, LLC (AS AGENT) DATE:

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS 'A MAJOR SUBDIVISION OF WEST GATE, PHASE 1A' HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN: DATE:

CLERK (WITNESS): DATE:

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Matthew D. Jones 7/20/2026
DATE: 7/20/2026
GA PLS #3338

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MAJOR SUBDIVISION

WEST GATE

PHASE 1A

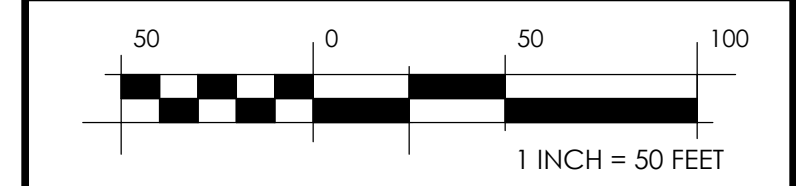
9TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA

prepared for
HIC WESTGATE, LLC

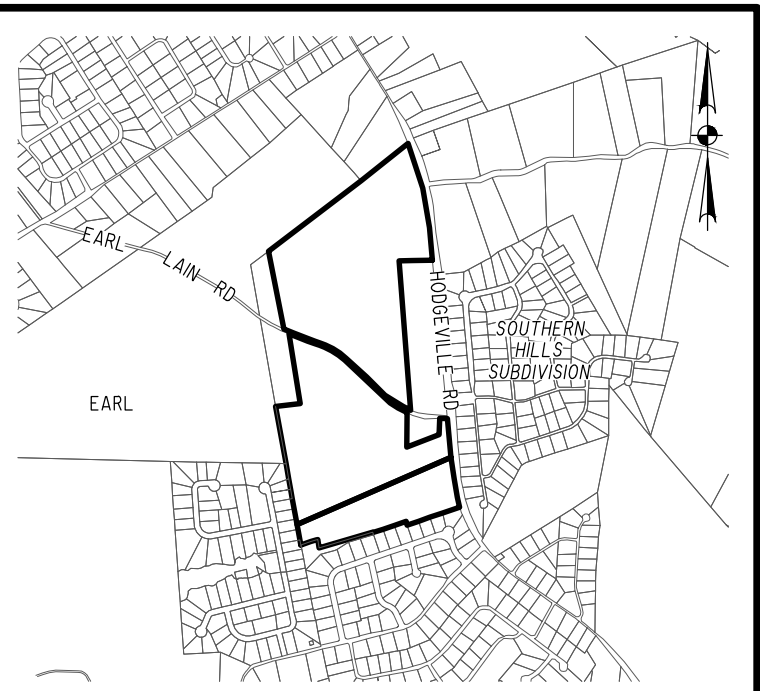
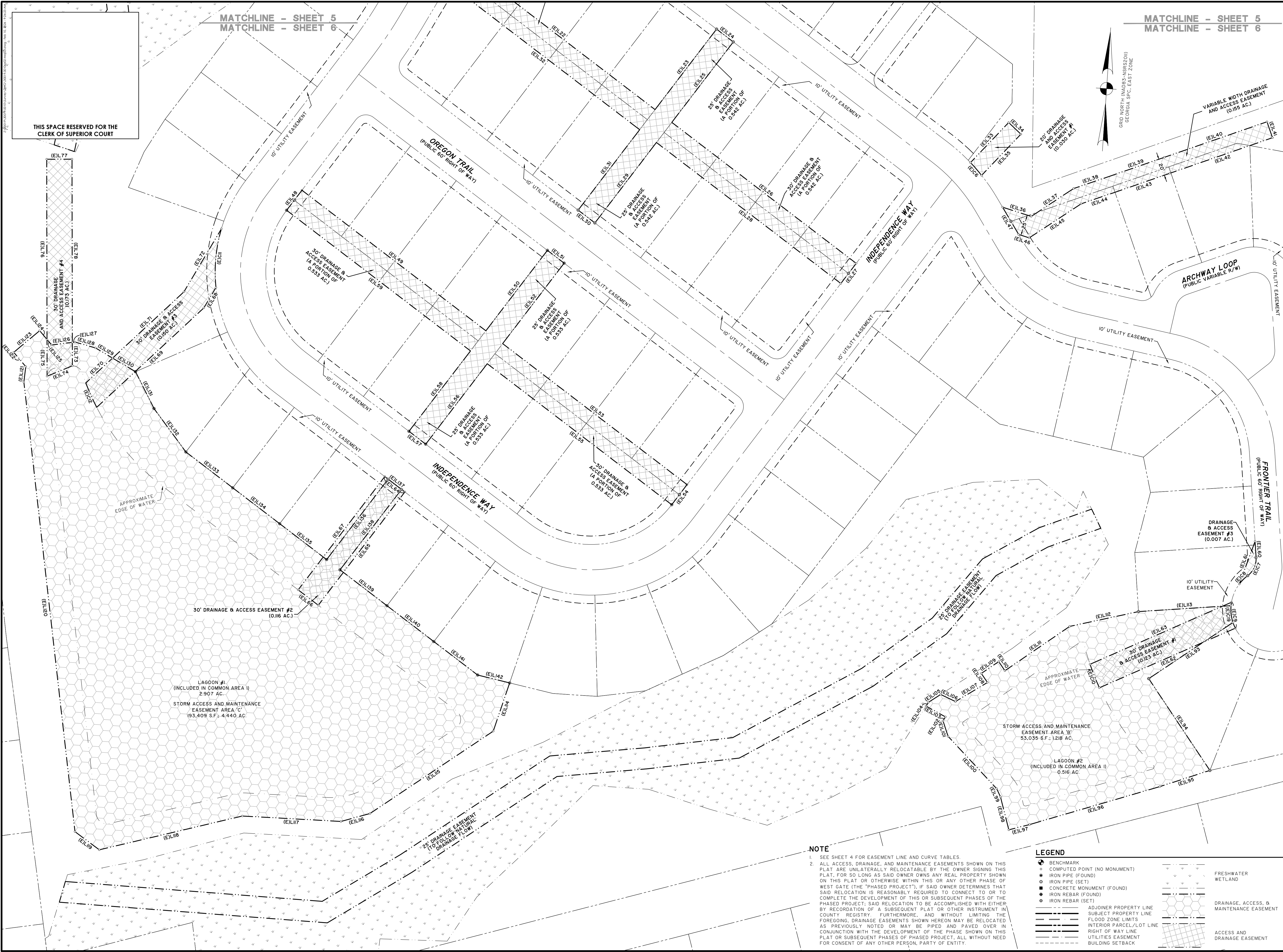
No.	Revision	By	Date

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com



plot: 07/09/2026
drawn: MDJ
reviewed: MDJ
field: 07/09/2026
crew: TB



CERTIFICATE OF OWNERSHIP AND DEDICATION
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS 'A MAJOR SUBDIVISION OF WEST GATE, PHASE 1A' HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MAJOR SUBDIVISION
WEST GATE
PHASE 1A
9TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA
prepared for
HIC WESTGATE, LLC

LEGEND
BENCHMARK
COMPUTED POINT (NO MONUMENT)
IRON PIPE (FOUND)
IRON PIPE (SET)
CONCRETE MONUMENT (FOUND)
IRON REBAR (FOUND)
IRON REBAR (SET)
ADJOINER PROPERTY LINE
SUBJECT PROPERTY LINE
FLOOD ZONE LIMITS
INTERIOR PARCEL/LOT LINE
RIGHT OF WAY LINE
UTILITIES EASEMENT
BUILDING SETBACK
FRESHWATER WETLAND
DRAINAGE, ACCESS, & MAINTENANCE EASEMENT
ACCESS AND DRAINAGE EASEMENT

THOMAS & HUTTON
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1 INCH = 50 FEET
plot 07/09/2026 drawn MDJ reviewed MDJ field 07/09/2026 crew TB
job 30019.0010 SHEET 6 OF 6

NOTE
1. SEE SHEET 4 FOR EASEMENT LINE AND CURVE TABLES.
2. ALL ACCESS, DRAINAGE, AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE UNILATERALLY RELOCATABLE BY THE OWNER SIGNING THIS PLAT, FOR SO LONG AS SAID OWNER OWNS ANY REAL PROPERTY SHOWN ON THIS PLAT OR OTHERWISE WITHIN THIS OR ANY OTHER PHASE OF WEST GATE (THE "PHASED PROJECT"). IF SAID OWNER DETERMINES THAT SAID RELOCATION IS REASONABLY REQUIRED TO CONNECT TO OR TO COMPLETE THE DEVELOPMENT OF THIS OR SUBSEQUENT PHASES OF THE PHASED PROJECT, SAID RELOCATION TO BE ACCOMPLISHED WITH EITHER: BY RECORDATION OF A SUBSEQUENT PLAT OR OTHER INSTRUMENT IN COUNTY REGISTRY. FURTHERMORE, AND WITHOUT LIMITING THE FOREGOING, DRAINAGE EASEMENTS SHOWN HEREON MAY BE RELOCATED AS PREVIOUSLY NOTED OR MAY BE PIPED AND PAVED OVER IN CONJUNCTION WITH THE DEVELOPMENT OF THE PHASE SHOWN ON THIS PLAT OR SUBSEQUENT PHASES OF PHASED PROJECT, ALL WITHOUT NEED FOR CONSENT OF ANY OTHER PERSON, PARTY OF ENTITY.